

Landscape Referral Response

Application Number:	DA2018/1574
Date:	13/02/2019
Responsible Officer:	Rebecca Englund
Land to be developed (Address):	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The Landscape Plans provided are conceptual in nature with broad areas of treatments outlined across the site. Whilst the concepts provided are not objected to, more detailed designs would assist in ensuring that the works as proposed at DA stage are acceptable and able to be conditioned to provide the required outcome, particularly in relation to the components of the development fronting Fisher Road..

The retention of trees and rock outcrops along the St David's Ave frontage indicated on the plans is supported.

Previously approved plans on this site incorporated retention of rock outcrops on the north western corner of the site, with buildings setback further from Fisher Rad.

The proposed design incorporates dwelling units, open terrace courtyards and terraced landscaping to the street front much closer than the previous approval.

The retention of the rocks and sense of local landscape character is considered important in the context of the precinct. It is recommended that amendments to the design be made to enable these features to be expressed in the streetscape , neatly bookending the natural character also provided along St David's Avenue.

At this stage, the proposal is not supported with regard to landscape issues.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Landscape Conditions:

Nil.